



CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER
6101 FRISCO SQUARE BLVD · 3RD FLOOR
FRISCO, TEXAS 75034
TEL 972.292.5300 · FAX 972.292.5388
WWW.FRISCOTEXAS.GOV

Memorandum

To: Honorable Mayor and City Council

From: Jeffrey Witt, AICP, Comprehensive & Environmental Administrator
Ryan J. Middleton, Planner

XC: George Purefoy, City Manager
John Lettelleir, AICP, Director of Development Services
Planning & Zoning Commission
Planning Staff

Date: [January 4, 2010](#)

Subject: Residential Acreage Summary

Attached is the monthly residential acreage summary. A monthly comparison is included for the previous month and August 1999 to show the change over a longer timeframe. A summary of public residential acreages is broken out into respective municipal sectors. In addition, the Multifamily by Quadrant figure has been updated herein.

Multifamily

City Council has requested an account of how much multifamily zoning acreage has been removed due to the adoption of the new multifamily ordinance, which allows single family development in multifamily districts, or any other zoning change. This total will be added to these monthly update memos. Acreage will be added to the total upon approval of the ordinance that changes the zoning from multifamily to the respective single-family district.

In their [December](#) meetings, the City Council [did not approve any ordinances that affect](#) multifamily zoning acreage.

The following is a table summarizing all the projects that have reduced the amount of potential multifamily units **since August 6, 2001**.

Project Name	Zoning	Proposal/Action	Unit Reduction
Tomlin Agreement**	MF-2	Developers Agreement	551 *450
Gartner Agreement	PD-16/MF-1	Developers Agreement	1,439
Huffines Agreement	PD-2	Developers Agreement	2,100
Brinkman Agreement	MF-2/PD-MF	Developers Agreement	8,911
Z01-0018 - MTO Shahmaghsoudi	MF-2	SF-4 with SUP for a church	155
Lodges & Cypress Lakes	PD-25	Developed less dense than permitted by PD (1,600 units)	734
Z04-0021 - Lakes of Preston Vineyards North	PD-12/MF-2	PP as duplex	190
Z02-0013 - Oakbrook Park	PD-55/MF-2	SF-4	100
Douglas Properties, Inc.	MF-1	Rezoned to PD-Patio Home	300
Z02-0016 - Tuscany Meadows /Tuscany Square	MF-2	Rezoned to SF-5/TH	602
Z02-0029 - Univest (Bella Casa Townhomes)	PD-128-MF/C-1	PD built as Townhome	760
Z03-0026 - NWC Stonebrook/Parkwood (Police Station)	PD -107-MF	Rezoned to Office-2	226
Z03-0016 - NE corner of Stonebrook & Parkwood	PD-108-MF	Rezoned to PD-Office/Retail	150
Z03-0032 - Trejax	MF-1	Rezoned to Commercial-1	51
Z03-0021 - Willow Pond	MF-1	Rezoned to Patio Home	300
Z04-0012 - Bella Casa (Stonebrook Townhouses)	PD-128/MF-2/C-1/TH	Omit Multifamily from the PD	452
Z04-0010 - Sedonia Springs Townhomes	MF-2	Rezone to PH	750
Z04-0025 - Meadows at Preston	MF-1/MF-2	Rezoned to Single Family 5	721
Z05-0005 - FM 423, South of Lebanon	MF-2	Rezoned to SF-5	1,263
Z04-0024 - Hope Fellowship Church	PD-54/MF-2	Rezoned to SF-5	167
Z04-0023 - Stonelake Estates	PD-5/MF-1	Rezoned to PD-5/SF-5	284
Z04-0022 - Frisco Lakes Planned Development	SF-3/SF-4/SF-5/PH/MF-2/Retail/PD-168	Rezoned to PD-5-SF-5/Patio Home/Duplex	708
Z05-0008 - E. of Dallas Pkwy, N. of Warren Pkwy	PD-28/MF-1	Rezoned to O-2	240
Z05-0011 - W. side of Ohio, N. of Lebanon	MF-1	Rezoned to O-2	705

Z05-0015 - W. of Teel, N. of Panther Creek	MF-2	Rezoned to SF-5	310
Z04-0010 - Sedona Springs	MF-2	Rezoned to Patio Home	711
Z05-0006 - Lebanon Rd, west of Teel Pkwy	MF-2	Rezoned to Townhome	515
Z05-0007 - S. of Lebanon, W. of Truman Dr.	MF-2	Rezoned to SF-5, Townhome, and PD-MF-1	2,559
Z05-0019 - E. side of 423, S. of Lebanon	MF-2	Rezoned to Patio Home	749
Z05-0026 - Sedona	MF-2	Rezoned to PD-Patio Home	750
Z05-0030 - Parkview Senior Center	PD-36-MF-2	Rezoned to PD-36-Office-1	320
Z05-0033 - Stonebriar Community Church	PD-90-SF-4/MF-1	Rezoned to PD-Office-1	423
Z05-0042 - Recreation & Aquatic Facility	PD-21-Business Center/MF-2	Rezoned to PD-21-Office-1	281
Z05-0014 - N. side of CR 25, E. of Preston Rd.	MF-1/MF-2	Rezoned to SF-5	1399
Z05-0011 - W. side of Ohio, N. of Lebanon	MF-1	Rezoned to Office-2	870
Z05-0015 - W. of Teel, N. of Panther Creek	MF-2/ PD-157-SF-5	Rezoned to SF-5	329
Z06-0005 - Meadows of Preston Ph. 4	MF-1	Rezoned to SF-5	3
Z05-0035 - Prairie View	Retail/MF-1/SF-2/Agricultural	Rezoned to PD-Retail/SF-5/SF-4/SF-3/SF-2/PH/TH	810
Z05-0013 - N. of Panther Creek, E. of Preston	MF-1	Rezoned to SF-5	788
Z06-0001 - Meadows of Preston	MF-1/PD-9-MF	Rezoned to SF-5	370
Z06-0013 - Cypress Creek	MF-2/TH	Rezoned to SF-5	961
Z06-0009 - Phillips Creek Ranch	SF-3/SF-4/SF-5/TH/MF-2	PD - SF-3/SF-4/SF-5/PH/TH/MF-2	1170
Z04-0021 - Preston Vineyards North	PD-12-MF-1	Rezoned to PD-12-Two Family	170
Z09-0003 - Main Place	PD-173-R/O-2/TH/MF-1/I	Rezoned to PD-Mixed-Use	250
Actual / Pending			35,597 / 450

New reductions are in bold face.

*Pending reductions.

** Tomlin Development Agreement was amended at City Council on December 16, 2003.

Future Multifamily Zoning Cases

This section is intended to inform City Council of any future cases that could affect multifamily zoning acreage.

There are no future zoning cases that could affect multifamily zoning acreage at this time.

Future Plats Reducing Multifamily

This section is intended to inform City Council of any future plats that could affect multifamily zoning acreage.

There are no future plats that could affect multifamily zoning acreage at this time.

Townhome

This section is intended to inform City Council of any cases that could affect townhome zoning acreage.

In their [December](#) meetings, the City Council [did not approve any ordinances that affect townhome zoning acreage](#).

Future Townhome

This section is intended to inform City Council of any future cases that could affect townhome zoning acreage.

[There are no future zoning cases that could affect townhome zoning acreage at this time.](#)

Residential

This section is intended to inform City Council of any cases that could affect residential zoning acreage.

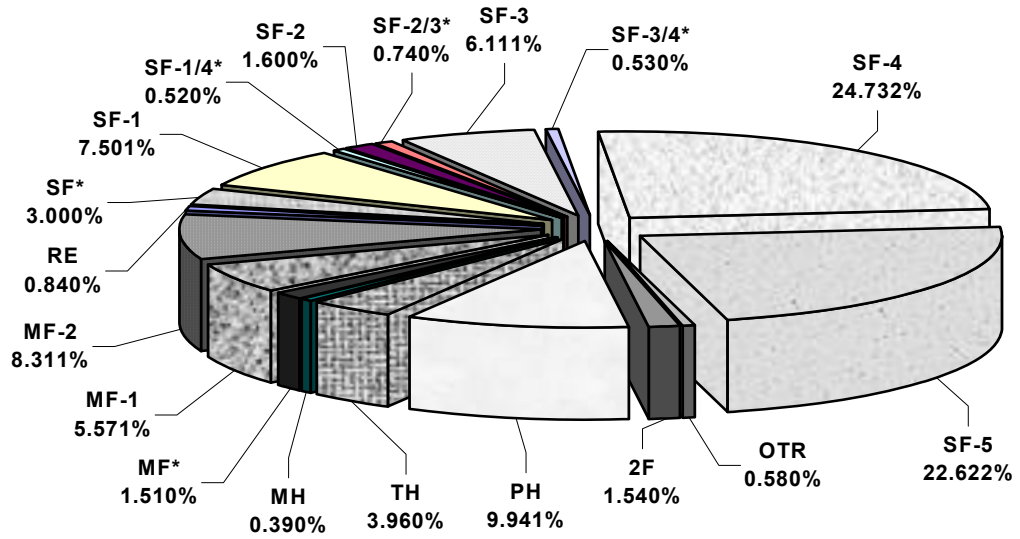
In their [December](#) meetings, the City Council [did not approve any ordinances that affect residential zoning acreage](#).

Future Residential

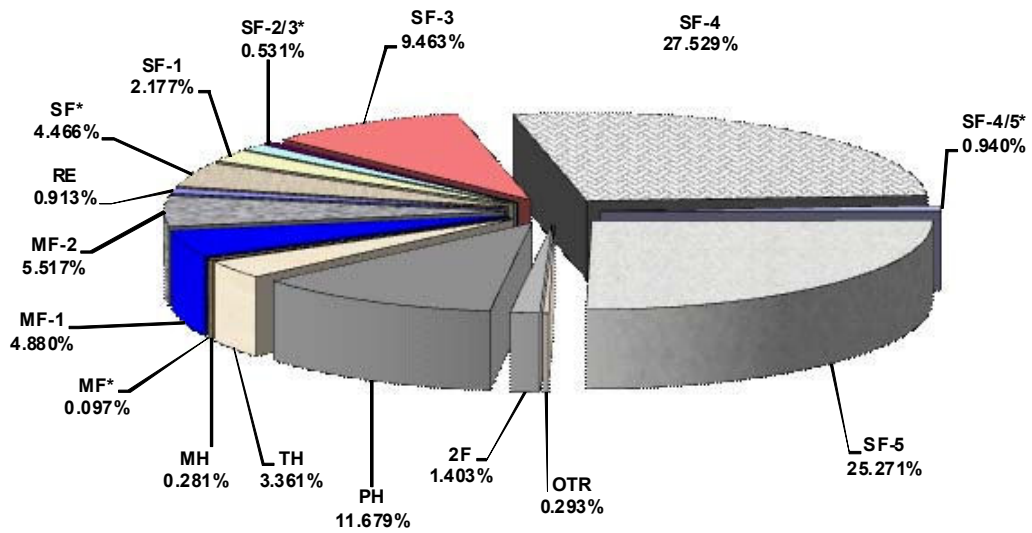
This section is intended to inform City Council of any future cases that could affect residential zoning acreage.

[There are no future zoning cases that could affect residential zoning acreage at this time.](#)

% of Residential 8/18/1999



% of Residential 1/4/2010



Summary of Public v. Private Acreage (as of 1/4/10)

Zoning District	District Totals	City of Frisco	Parks and Recreation	Frisco ISD	Other ISD	Private Ownership
RE	180.72	0	60.09	40.03	0	80.6
SF*	883.53	3.04	3.11	0	0	877.38
SF-1	430.67	0	5.73	14.73	0	410.21
SF-2	237.31	0	0.5	0	0	236.81
SF-2/3*	104.98	0	0	0	0	104.98
SF-3	1872.27	0	35.44	1.77	0	1,835.06
SF-4	5446.3	9.92	235.76	83	0	5,117.62
SF-4/5*	186.03	1.68	6.94	0	0	177.41
SF-5	4999.7	22.29	174.45	257.81	8.58	4,536.57
OTR	57.95	0	0	0	0	57.95
2F	277.57	4.85	0	10.24	0	262.48
PH	2310.63	0	20.62	49.65	0	2,240.36
TH	646.3	0	0	30.78	0	615.52
MH	55.69	0	0.53	0	0	55.16
MF*	19.19	0	0	0	0	19.19
MF-1	964.88	0.57	0.64	45.18	0	918.49
MF-2	1091.45	16.64	9.34	7.33	0	1,058.14
Total Acreage	19,765.17	58.99	553.15	540.52	8.58	18,603.93

*Some zoning districts have been combined due to some PDs containing a mix of zoning types without clear boundaries between the types.

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Multifamily by Quadrant

<u>Northwest</u>	<u>Northeast</u>
<ul style="list-style-type: none">• 241.23± acres of existing MF zoning• 324 existing units• 60 units under construction• 0 units with approved plans	<ul style="list-style-type: none">• 544.52± acres of existing MF zoning• 255 existing units• 60 units under construction• 0 units with approved plans
<u>Southwest</u>	<u>Southeast</u>
<ul style="list-style-type: none">• 752.98± acres of existing MF zoning• 3,395 existing units• 408 units under construction• 0 units with approved plans	<ul style="list-style-type: none">• 538.27± acres of existing MF zoning• 1,967 existing units• 124 units under construction• 649 units with approved plans

Corrected for errors in multifamily unit assessment

Total:

- 2,077± acres of existing multifamily zoning (does not account for development limitations from Planned Developments)
- 5,941 existing multifamily units
- 652 units under construction
- 649 units with approved plans

Note:

The multifamily acreage totals in this graphic do not coincide with those in the acreage memo. The acreage memo data has been compiled by hand, while the new Multi-Family Quad is being generated digitally (Geographic Information System).

1/4/10

Townhome (TH) by Quadrant

<u>Northwest</u>	<u>Northeast</u>
<ul style="list-style-type: none">• 90.53± acres of existing TH zoning• 0 existing units• 0 units with approved plans	<ul style="list-style-type: none">• 201.30± acres of existing TH zoning• 0 existing units• 0 units with approved plans
<u>Southwest</u>	<u>Southeast</u>
<ul style="list-style-type: none">• 307.51± acres of TH zoning• 444 existing units• 672 units with approved plans	<ul style="list-style-type: none">• 105.20± acres of existing TH zoning• 227 existing units• 21 units with approved plans

Total:

- 704.54± acres of townhome zoning
- 671 existing townhome units
- 693 units with approved plans

Note:

The townhome acreage totals in this graphic do not coincide with those in the acreage memo. The acreage memo data has been compiled by hand, while the new Townhome by Quadrant is being generated digitally (Geographic Information System).